



# FY 2020 INCOME LIMITS DOCUMENTATION SYSTEM

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## FY 2020 Income Limits Summary

Selecting any of the buttons labeled "Explanation" will display detailed calculation steps for each of the various parameters.

FY 2020 Income Limit Area	Median Family Income  <a href="#">Explanation</a>	FY 2020 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
<b>Grand Rapids- Wyoming, MI HUD Metro FMR Area</b>	\$80,200	Very Low (50%) Income Limits (\$)  <a href="#">Explanation</a>	28,100	32,100	36,100	<b>40,100</b>	43,350	46,550	49,750	52,950
		Extremely Low Income Limits (\$) *  <a href="#">Explanation</a>	16,850	19,250	21,720	<b>26,200</b>	30,680	35,160	39,640	44,120
		Low (80%) Income Limits (\$)  <a href="#">Explanation</a>	44,950	51,350	57,750	<b>64,150</b>	69,300	74,450	79,550	84,700

**NOTE:** HUD generally uses the Office of Management and Budget (OMB) area definitions in the calculation of income limit program parameters. However, to ensure that program parameters do not vary significantly due to area definition changes, HUD has used custom geographic definitions for the **Grand Rapids-Wyoming, MI HUD Metro FMR Area**.

The **Grand Rapids-Wyoming, MI HUD Metro FMR Area** contains the following areas: Kent County, MI;

\* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as [established by the Department of Health and Human Services \(HHS\)](#), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.

Income Limit areas are based on FY 2020 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2020 [Fair Market Rent documentation system](#).

For last year's Median Family Income and Income Limits, please see here:

FY2019 Median Family Income and Income Limits for Grand Rapids-Wyoming, MI HUD Metro FMR Area

Select another FY 2020 HMFA Income Limit area  
that is a part of the **Grand Rapids-Wyoming, MI  
MSA**

Barry County, MI HUD Metro FMR Area ▼

Select HMFA Income Limits Area

Select any FY2020 HUD Metropolitan FMR Area's  
Income Limits:

Grand Rapids-Wyoming, MI HUD Metro FMR Area ▼

Select HMFA Income Limits Area

Or press below to start over and select a different  
state:

Select a new state

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Prepared by the [Program Parameters and Research Division](#), HUD.